

\* Prepared By & Return to:  
Realty Title & Escrow  
6397 Goodman Rd, Suite 112  
Olive Branch, MS 38654  
(662)893-8077 / (662)893-8188 (fax)  
File No. 08080401

1/23/09 11:36:50  
BK 601 PG 608  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## WARRANTY DEED

Richard Johnson

- Grantor(s)

Terry Boyd and Leigh Anne Boyd

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Richard Johnson** does hereby sell, convey and warrant unto **Terry Boyd and Leigh Anne Boyd**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

**Lot 67, Phase 1, Alexanders Ridge Subdivision, situated in Section 27, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 70, Page 15 in the Chancery Clerk's Office of DeSoto County, Mississippi.**


**By way of explanation, Rachel Johnson, wife of Richard Johnson, joins in this Deed to convey any homestead, marital or any other rights she may have or hereinafter acquire in said property by virtue of her marriage to Richard Johnson.**

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 6th day of January, 2009.

  
Richard Johnson

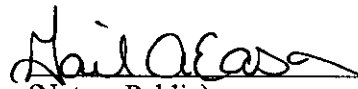
  
Rachel Johnson

### STATE OF MISSISSIPPI COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6<sup>TH</sup> day of January, 2009, within my jurisdiction, the within named **Richard Johnson and Rachel Johnson**, who acknowledged that they executed the above and foregoing instrument.

My commission expires:



  
(Notary Public)

Grantors' Address:

P.O. Box 1916

Olive Branch, MS 38654

H- 901-481-4253

W- 901-481-3792

Grantees' Address:

7300 Davidson Road

Olive Branch, MS 38654

H- 901-335-7444

W- 662-895-8300